



RE/MAX PROPERTY



68 Monkland Road, Bathgate, West Lothian, EH48 2BH

- Beautiful 2 Bedroom End-Terraced Villa
 - Plush Lounge
 - Bespoke Kitchen
 - 2 Double Bedrooms
 - Gorgeous Shower Room
 - Impeccable Internal Styling
- Professionally Landscaped Wrap-Around Gardens
 - Ample On-Street Parking

*****EXQUISITE 2 BEDROOM END-TERRACED VILLA!!*****

Niall McCabe and RE/MAX Property are delighted to offer to the market this exquisitely 2-bedroom end-terraced villa, which has been impeccably extended and modernised with many chic features – which make this the ideal trendy first pad, and a hard act to follow! Benefitting from stylish, contemporary décor and spacious room sizes, the property comprises; entrance hallway, lounge, kitchen/diner, family bathroom, 2 double bedroom & fully enclosed gardens.

The town of Bathgate has a wealth of local shops and facilities and is located 5 miles west of Livingston, where there are also excellent bars, restaurants, leisure and shopping facilities. The town is well served educationally at nursery, primary and secondary levels. There is an excellent sports centre with various services within walking distance.

The home report can be downloaded from our website.

Freehold

Council tax band B

There are No Factor Fees



Entrance Hallway

5' 4" x 4' 9" (1.62m x 1.44m)

Spacious entrance, finished to an exacting tone – setting the tone of the interiors to follow. From here you enter them main lounge, and the upper level.

Lounge

14' 2" x 13' 5" (4.32m x 4.10m)

A gorgeous reception room located to the front of the property, which is drenched in sunlight and offers a designer feature wall and ample room for various furniture configurations.

Kitchen/Diner

17' 5" x 7' 9" (5.31m x 2.35m)

A bespoke kitchen/diner is the absolute best place to cook for an entertain guests. There are ample chic white high gloss wall and base mounted units, complete with contrasting worktop and splashback design, electric oven & hob and a handy breakfasting bar. From here you access the rear garden.

Bedroom 1

14' 1" x 12' 5" (4.30m x 3.79m)

The master bedroom has been finished in trendy white tones and is a fantastic size, it also offers a large window facing onto the front. This bedroom has the bonus of plush carpeting and built-in storage cupboards.

Bedroom 2

10' 6" x 10' 2" (3.20m x 3.09m)

Bedroom 2 is a sizeable double and comes complete with neutral décor and fresh carpeting. There is a double built in storage cupboard and large window which floods the room with natural lighting.

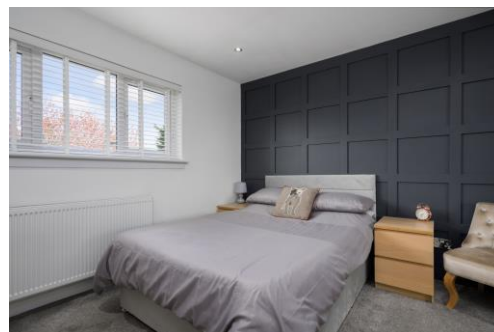
Family Bathroom

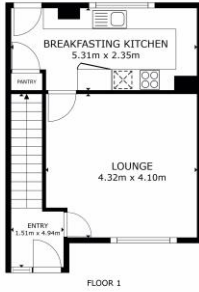
6' 6" x 5' 5" (1.98m x 1.64m)

The magnificent shower room is complete with a large, curved shower enclosure complete with power shower head, a washbasin set into a wooden pedestal and a W.C. It offers a lavish ceramic wall and floor tile design.

Exterior

Externally, the property enjoys gorgeous wrap-around gardens. Recently re-styled they have been designed with ease of maintenance in mind. There is a large deck and turfed area which are both ideal for all year usage, and a pretty, planted section. The most wonderful spot for relaxing during those long summer evenings. Plus, a pretty patio section, which also leads you to a fabulous Hot-Tub and its enclosure.



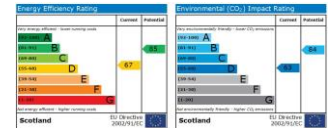


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